

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NORTH DAKOTA

In Re. PARKSIDE PLACE, LLC

§  
§  
§  
§

Case No. 25-30003

Lead Case No. 25-30002

Debtor(s)

☒ Jointly Administered

Amended Monthly Operating Report

Chapter 11

Reporting Period Ended: 02/28/2025

Petition Date: 01/06/2025

Months Pending: 2

Industry Classification: 

6	5	1	3
---	---	---	---

Reporting Method:

Accrual Basis ☐

Cash Basis ☒

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☐ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☐ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

DocuSigned by:

Mindy Craig

772D84847A544E4...

Signature of Responsible Party

07/31/2025

Date

MINDY CRAIG

Printed Name of Responsible Party

1405 1ST AVE N  
FARGO, ND 58102  
Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

Part 1: Cash Receipts and Disbursements	Current Month	Cumulative
a. Cash balance beginning of month	\$124,343	
b. Total receipts (net of transfers between accounts)	\$44,101	\$44,102
c. Total disbursements (net of transfers between accounts)	\$24,392	\$24,392
d. Cash balance end of month (a+b-c)	\$144,052	
e. Disbursements made by third party for the benefit of the estate	\$49,342	\$49,342
f. Total disbursements for quarterly fee calculation (c+e)	\$73,734	\$73,734

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)	Current Month
a. Accounts receivable (total net of allowance)	\$2,095
b. Accounts receivable over 90 days outstanding (net of allowance)	\$56
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$104,832
e. Total assets	\$7,604,832
f. Postpetition payables (excluding taxes)	\$0
g. Postpetition payables past due (excluding taxes)	\$0
h. Postpetition taxes payable	\$41,423
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$41,423
k. Prepetition secured debt	\$5,570,487
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$31,723
n. Total liabilities (debt) (j+k+l+m)	\$5,643,633
o. Ending equity/net worth (e-n)	\$1,961,199

Part 3: Assets Sold or Transferred	Current Month	Cumulative
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)	Current Month	Cumulative
a. Gross income/sales (net of returns and allowances)	\$39,429	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c. Gross profit (a-b)	\$39,429	
d. Selling expenses	\$200	
e. General and administrative expenses	\$14,416	
f. Other expenses	\$2,205	
g. Depreciation and/or amortization (not included in 4b)	\$0	
h. Interest	\$0	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$0	
k. Profit (loss)	\$22,608	\$55,720

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

**Part 5: Professional Fees and Expenses**

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i						
ii						
iii						
iv						
v						
vi						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						
xv						
xvi						
xvii						
xviii						
xix						
xx						
xxi						
xxii						
xxiii						
xxiv						
xxv						
xxvi						
xxvii						
xxviii						
xxix						
xxx						
xxxi						
xxxii						
xxxiii						
xxxiv						
xxxv						
xxxvi						

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

xxxvii						
xxxvii						
xxxix						
xl						
xli						
xlII						
xlIII						
xliv						
xlV						
xlvi						
xlVII						
xlVIII						
xlIX						
l						
li						
lii						
liii						
liv						
lv						
lvi						
lvii						
lviii						
lix						
lx						
lxi						
lxii						
lxiii						
lxiv						
lxv						
lxvi						
lxvii						
lxviii						
lxix						
lxx						
lxxi						
lxxii						
lxxiii						
lxxiv						
lxxv						
lxxvi						
lxxvii						
lxxviii						



Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

lxxix						
lxxx						
lxxxi						
lxxxii						
lxxxiii						
lxxxiv						
lxxxv						
lxxxvi						
lxxxvi						
lxxxvi						
lxxxix						
xc						
xc						
xcii						
xciii						
xciv						
xcv						
xcvi						
xcvii						
xcviii						
xcix						
c						
ci						

b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i						
ii						
iii						
iv						
v						
vi						
vii						
viii						
ix						
x						
xi						
xii						
xiii						
xiv						

	xv					
	xvi					
	xvii					
	xviii					
	xix					
	xx					
	xxi					
	xxii					
	xxiii					
	xxiv					
	xxv					
	xxvi					
	xxvii					
	xxviii					
	xxix					
	xxx					
	xxxi					
	xxxii					
	xxxiii					
	xxxiv					
	xxxv					
	xxxvi					
	xxxvii					
	xxxviii					
	xxxix					
	xl					
	xli					
	xlii					
	xliii					
	xliv					
	xlv					
	xlvi					
	xlvii					
	xlviii					
	xliv					
	l					
	li					
	lii					
	liii					
	liv					
	lv					
	lvi					

lvii						
lviii						
lix						
lx						
lxi						
lxii						
lxiii						
lxiv						
lxv						
lxvi						
lxvii						
lxviii						
lxix						
lxx						
lxxi						
lxxii						
lxxiii						
lxxiv						
lxxv						
lxxvi						
lxxvii						
lxxviii						
lxxix						
lxxx						
lxxxi						
lxxxii						
lxxxiii						
lxxxiv						
lxxxv						
lxxxvi						
lxxxvi						
lxxxvi						
lxxxix						
xc						
xc i						
xcii						
xciii						
xciv						
xcv						
xcvi						
xcvii						
xcviii						

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

c.	xcix						
	c						
All professional fees and expenses (debtor & committees)							

**Part 6: Postpetition Taxes**

**Current Month**

**Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$0	\$0
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

**Part 7: Questionnaire - During this reporting period:**

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☒ No ☐
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☐ No ☒
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☐ No ☐ N/A ☒
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
- If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☐ No ☒
- k. Has a disclosure statement been filed with the court? Yes ☐ No ☒
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003

**Part 8: Individual Chapter 11 Debtors (Only)**

- |    |   |       |     |
|----|---|-------|-----|
| a. | Gross income (receipts) from salary and wages                     | _____ | \$0 |
| b. | Gross income (receipts) from self-employment                      | _____ | \$0 |
| c. | Gross income from all other sources                               | _____ | \$0 |
| d. | Total income in the reporting period (a+b+c)                      | _____ | \$0 |
| e. | Payroll deductions  | _____ | \$0 |
| f. | Self-employment related expenses                                  | _____ | \$0 |
| g. | Living expenses   | _____ | \$0 |
| h. | All other expenses  | _____ | \$0 |
| i. | Total expenses in the reporting period (e+f+g+h)                  | _____ | \$0 |
| j. | Difference between total income and total expenses (d-i)          | _____ | \$0 |
| k. | List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

DocuSigned by:

Mindy Craig

/ 772D84847A544E4...

Signature of Responsible Party

PROPERTY SUPERVISOR

Title

MINDY CRAIG

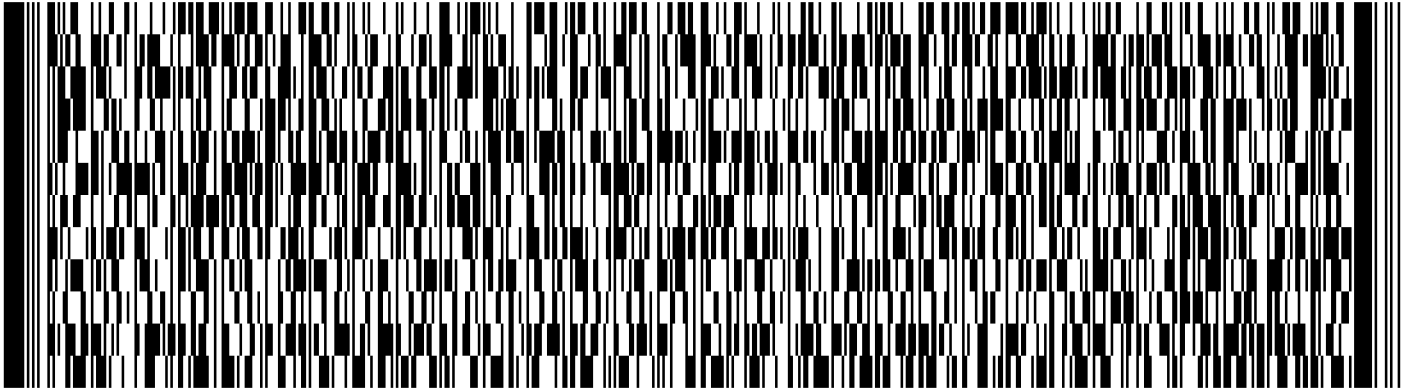
Printed Name of Responsible Party

07/31/2025

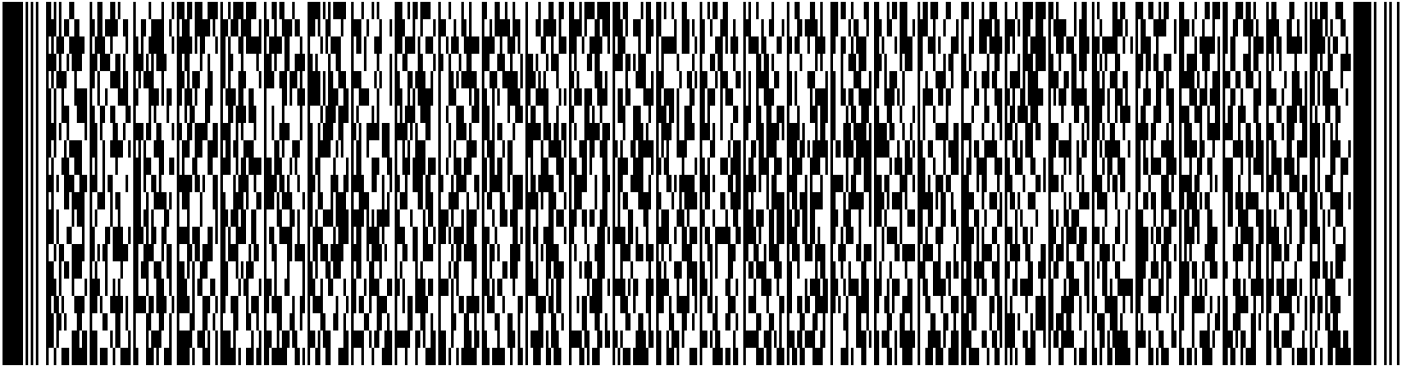
Date

Debtor's Name PARKSIDE PLACE, LLC

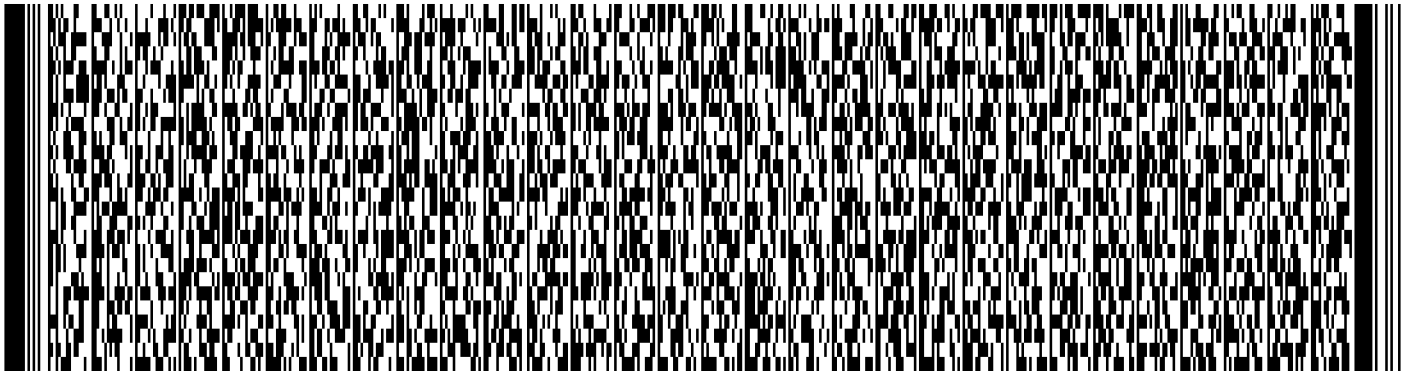
Case No. 25-30003



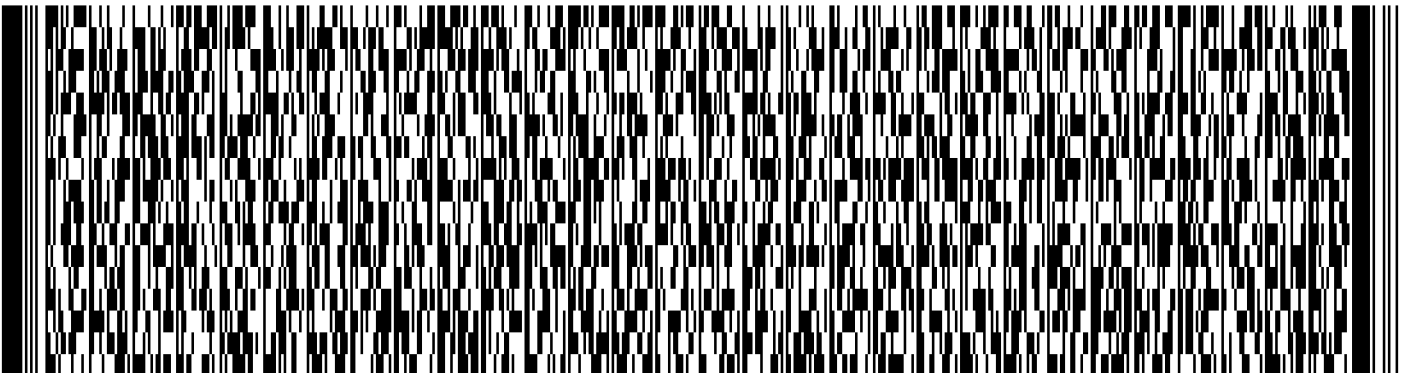
PageOnePartOne



PageOnePartTwo



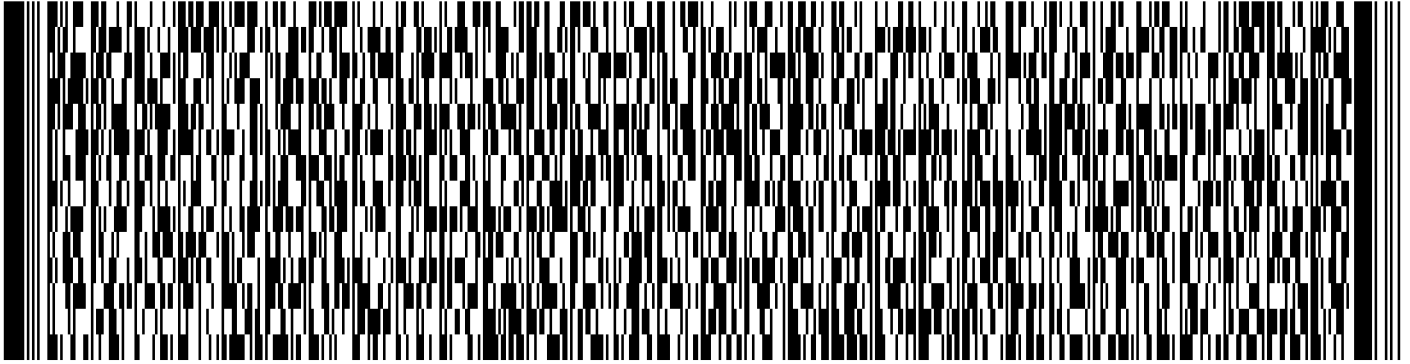
PageTwoPartOne



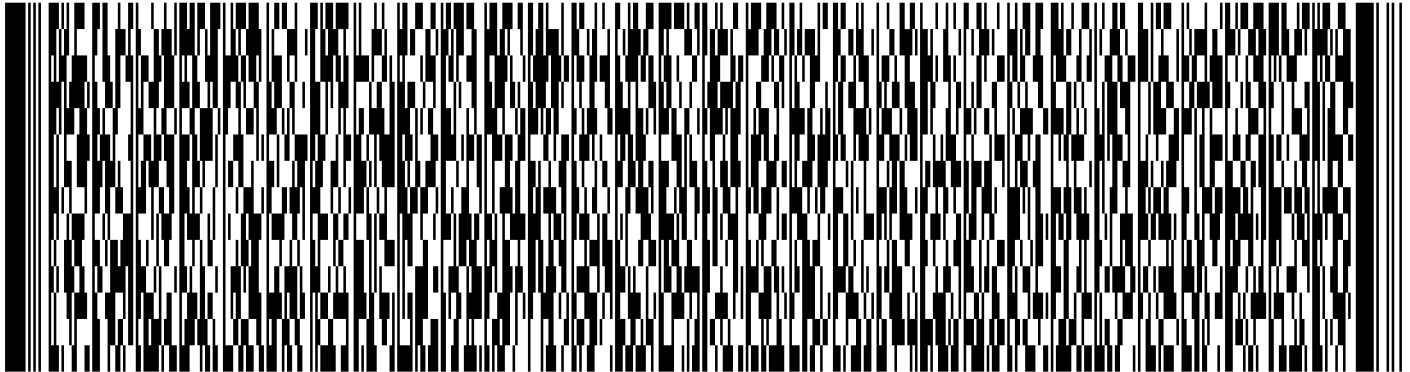
PageTwoPartTwo

Debtor's Name PARKSIDE PLACE, LLC

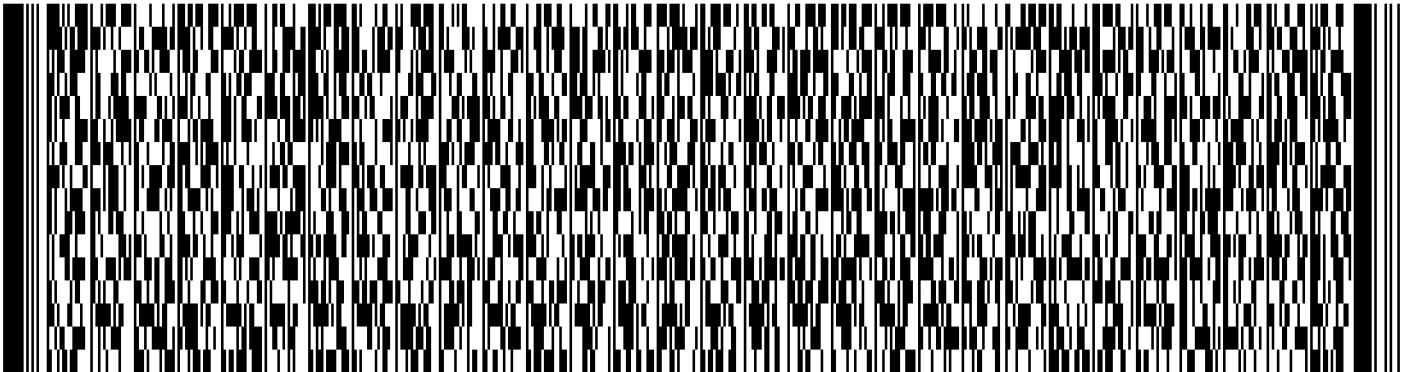
Case No. 25-30003



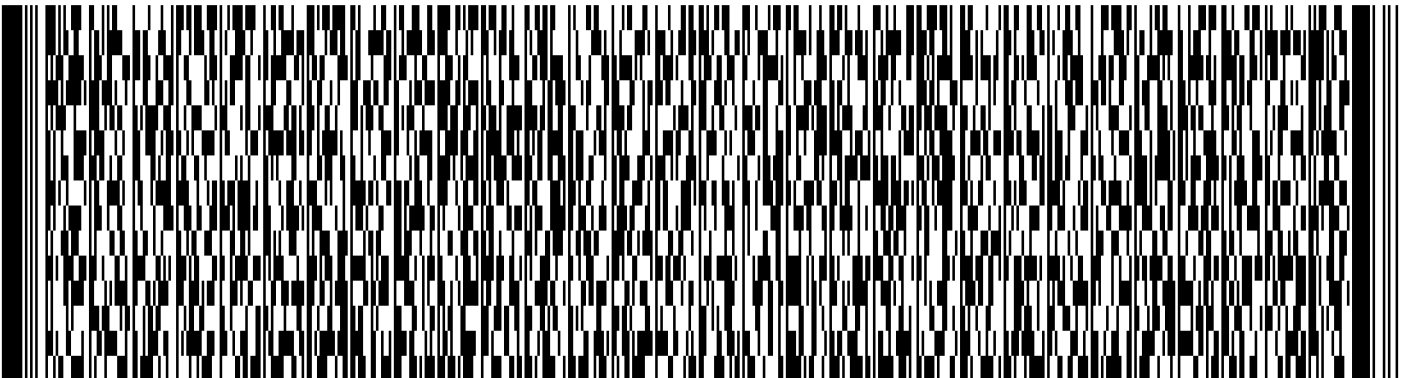
Bankruptcy1to50



Bankruptcy51to100



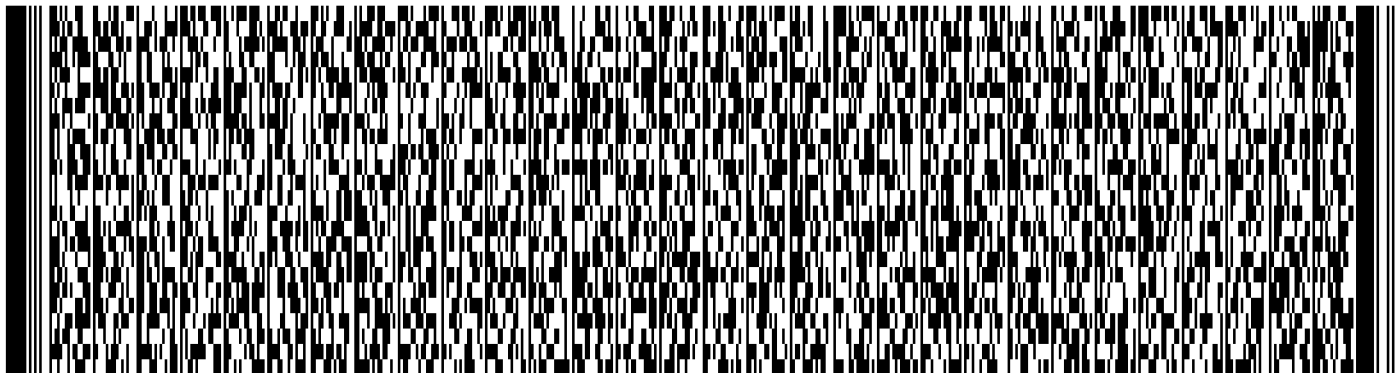
NonBankruptcy1to50



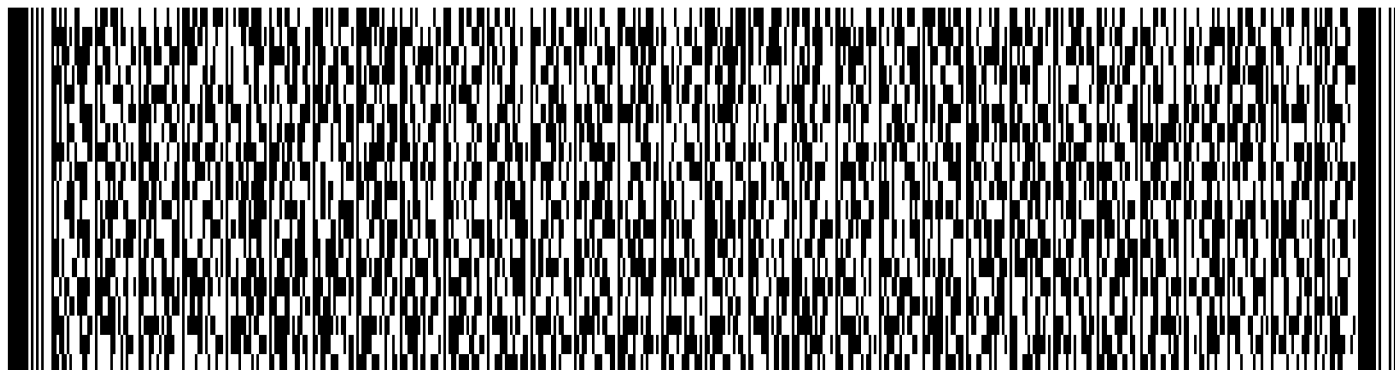
NonBankruptcy51to100

Debtor's Name PARKSIDE PLACE, LLC

Case No. 25-30003



PageThree



PageFour



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NORTH DAKOTA

In Re:  Generations on 1 <sup>st</sup> LLC,  Debtor.	Case No.: 25-30002  Chapter 11
In Re:  Parkside Place LLC,  Debtor.	Case No. 25-30003  Chapter 11  (Jointly Administered)

**NOTES ACCOMPANYING FEBRUARY MONTHLY  
OPERATING REPORT FOR GENERATIONS ON 1<sup>st</sup> LLC**

1. **Total Receipts.** The total receipts recorded in the Starion account were \$51,100.54. However, this figure excludes internal transfers that are not included in the receipts reported on the Monthly Operating Report (“MOR”). Specifically, there were two internal transfers totaling \$1,500.00 and \$5,500.00. After excluding these transfers, the net receipts reported on the MOR are \$44,100.54.

2. **Total Disbursements.** The total disbursements from the Starion account amounted to \$29,891.79. This figure encompasses an internal transfer of \$5,500.00 pertaining to security deposits being transferred into savings accounts. Excluding this amount, the adjusted disbursements reported on the MOR are \$24,391.79.

3. **Ending Cash Balance.** The ending cash balance reported on the MOR is \$144,052.00. However, this reported balance does not fully account for the internal transfers and third-party disbursements of \$49,391.92 made directly from the Trust account to Red River State Bank. The actual reconciled cash balance between the Starion and Trust accounts at month’s end was \$94,709.72.

4. **Accounts Receivable.** With the exception to Marlys Holubok, the Debtor is currently in the process of verifying the validity of accounts receivable for balances outstanding beyond 30 days. This review has become necessary due to multiple transactions in tenant payment systems, evidencing a flow of money changing hands three or more times, leading to discrepancies in account records. As a result, some accounts remain unreconciled.

5. **Summary of New Leases Signed, Short Cancel Notification, and Lease Ended.** Under this reporting period, a new lease was executed for unit #2406, one short cancel notification was issued for unit #2401, and lease terms concluded for units #2309 and #2406. For unit #2401, the tenant has provided a short cancel notification and is contractually responsible for rent until November 30, 2025. However, they have expressed a desire to vacate early on June 30, 2025. The tenant will remain liable for rent through the end of their lease term unless the unit is successfully re-rented before this case.

6. **Tax Increment Financing.** A portion of the Debtor's gross liabilities, as reported on Schedule D, is comprised of tax increment financing ("TIF"). Insofar as the terms of the subject TIF provide for forgiveness of the correlative debt upon the ordinary making of property tax payments, the Debtor regards this obligation—somewhat paradoxically—as both being a liability meritorious of listing on Schedule D but, too, being a liability that is properly setoff by a correlative intangible asset on the Debtor's balance sheet. As such, there exists a distinction between how the TIF obligation is treated on the Debtor's schedules and how it is regarded in this operating report.

# Starion Bank

PO Box 848  
Mandan, ND 58554

## Statement Ending 02/28/2025

PARKSIDE PLACE LLC

Page 1 of 6

Customer Number: REDACTED

### Managing Your Accounts



Branch

2754 Brandt Dr S  
Fargo, ND 58104



Phone

701.281.5600



Website

Starionbank.com

>001534 8361634 0001 92855 10Z

00683280  
DC11  
PARKSIDE PLACE LLC  
DEBTOR IN POSSESSION CASE 25-30003  
PO BOX 9379  
FARGO ND 58106-9379



### Summary of Accounts



Do you have questions about your statement? You can contact us by phone, email [customerservice@starionbank.com](mailto:customerservice@starionbank.com) or chat online with a Starion Bank representative. Our customer service hours are Monday through Friday from 7 a.m. to 6 p.m.

Account Type	Account Number	Ending Balance
ND STAR CHECKING	REDACTED 88	\$21,209.72

### ND STAR CHECKING REDACTED 88

#### Account Summary

Date	Description	Amount
02/01/2025	Beginning Balance	\$0.97
	22 Credit(s) This Period	\$51,100.54
	19 Debit(s) This Period	\$29,891.79
02/28/2025	Ending Balance	\$21,209.72

#### Other Credits

Date	Description	Amount
02/03/2025	CP BUSINESS MANA ParkRentCA XXXXX6888	\$4,563.54
02/03/2025	CP BUSINESS MANA ParkRent XXXXX6888	\$7,940.00
02/03/2025	Incoming Wire THE VERSTANDIG LAW FIRM, LLC MIDDLETOWN VALLEY	\$1,500.00
02/03/2025	Incoming Wire THE VERSTANDIG LAW FIRM, LLC MIDDLETOWN VALLEY	\$5,500.00
02/04/2025	PARKSIDE PLACE, ACCTVERIFY LW4D03	\$0.23
02/04/2025	EDEPOSIT	\$925.00
02/04/2025	EDEPOSIT	\$1,025.00
02/06/2025	YARDI CARD DEP 1112Transf XXXXX6968	\$2,940.00
02/06/2025	EDEPOSIT	\$5,965.00
02/07/2025	YARDI CARD DEP 1112Transf XXXXX2120	\$1,025.00
02/07/2025	CPBUSINESSMANAGE Settlement 000023113382838	\$4,520.00
02/10/2025	YARDI CARD DEP 1112Transf XXXXX5730	\$3,100.00
02/11/2025	YARDI CARD DEP 1112Transf XXXXX8792	\$1,025.00
02/11/2025	CPBUSINESSMANAGE Settlement 000023142617162	\$1,025.00
02/12/2025	CPBUSINESSMANAGE Settlement 000023153165434	\$970.00
02/12/2025	EDEPOSIT	\$925.00
02/12/2025	EDEPOSIT	\$925.00
02/19/2025	CP BUSINESS MANA FebShortCa XXXXX6888	\$25.65
02/21/2025	CPBUSINESSMANAGE Settlement 000023211160922	\$567.00
02/21/2025	YARDI CARD DEP 1112Transf XXXXX4245	\$950.00
02/28/2025	YARDI CARD DEP 1112Transf XXXXX5207	\$925.00
02/28/2025	Incoming Wire HME COMPANIES LLC	\$4,759.12



# Starion Bank

PO Box 848  
Mandan, ND 58554

## Statement Ending 02/28/2025

PARKSIDE PLACE LLC

Page 3 of 6

Customer Number REDACTED

### ND STAR CHECKING - REDACTED 38 (continued)

#### Other Debits

Date	Description	Amount
02/03/2025	Incoming Wire Transfer Fee 83121733	\$20.00
02/03/2025	Incoming Wire Transfer Fee 83121788	\$20.00
02/13/2025	445978 ONLINE BANKING TRANSFER TO ND SAVINGS NON PE XXXXXX8658 ON 2/12/25 <i>trust to Savings Sec. Deposits</i>	\$5,500.00
02/28/2025	Incoming Wire Transfer Fee 83843875	\$20.00

#### Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
<del>20002</del>	02/18/2025	\$1,748.74	<del>20007</del>	02/11/2025	\$334.16	<del>20012</del>	02/18/2025	\$14,500.00
<del>20003</del>	02/12/2025	\$329.22	<del>20008</del>	02/13/2025	\$120.00	<del>20013</del>	02/14/2025	\$984.48
<del>20004</del>	02/20/2025	\$755.16	<del>20009</del>	02/12/2025	\$260.19	<del>20014</del>	02/19/2025	\$849.03
<del>20005</del>	02/11/2025	\$247.63	<del>20010</del>	02/12/2025	\$2,392.90	<del>20015</del>	02/28/2025	\$38.00
<del>20006</del>	02/12/2025	\$19.13	<del>20011</del>	02/18/2025	\$11.25	<del>20016</del>	02/27/2025	\$1,741.90

\* Indicates skipped check number

#### Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/03/2025	\$19,464.51	02/11/2025	\$40,432.95	02/19/2025	\$16,563.66
02/04/2025	\$21,414.74	02/12/2025	\$40,251.51	02/20/2025	\$15,808.50
02/06/2025	\$30,319.74	02/13/2025	\$34,631.51	02/21/2025	\$17,325.50
02/07/2025	\$35,864.74	02/14/2025	\$33,647.03	02/27/2025	\$15,583.60
02/10/2025	\$38,964.74	02/18/2025	\$17,387.04	02/28/2025	\$21,209.72

#### Overdraft and Returned Item Fees

	Total for this period	Total year-to-date	Previous year-to-date
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00



# Starion Bank

PO Box 848  
Mandan, ND 58554

## Statement Ending 02/28/2025

PARKSIDE PLACE LLC

Page 5 of 6

Customer Number: REDACTED 38

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20011

01/31/25 \$11.25\*\*\*\*\*

TO THE ORDER OF \*\*\*\* ELEVEN AND 25/100 DOLLARS

Mindy Craig  
PO BOX 426  
Fargo, ND 58107

#20011 02/18/2025 \$11.25

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20012

02/12/25 \$14,500.00\*\*

TO THE ORDER OF \*\*\*\* FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

RED RIVER STATE BANK  
Attn: Danielle Harless  
300 2ND AVE W  
HALSTAD, MN 56548

#20012 02/18/2025 \$14,500.00

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20013

01/31/25 \$984.48\*\*\*\*\*

TO THE ORDER OF \*\*\*\* NINE HUNDRED EIGHTY FOUR AND 48/100 DOLLARS

CP BUSINESS MANAGEMENT  
PO BOX 9379  
FARGO, ND 58106  
701-237-3369, 58106

#20013 02/14/2025 \$984.48

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20014

01/31/25 \$849.03\*\*\*\*\*

TO THE ORDER OF \*\*\*\* EIGHT HUNDRED FORTY NINE AND 03/100 DOLLARS

JESSE CRAIG  
1405 1ST AVE N  
FARGO, ND 58102

#20014 02/19/2025 \$849.03

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20015

01/31/25 \$38.00\*\*\*\*\*

TO THE ORDER OF \*\*\*\* THIRTY EIGHT AND 00/100 DOLLARS

CP BUSINESS MANAGEMENT  
PO BOX 9379  
FARGO, ND 58106  
701-237-3369, 58106

#20015 02/28/2025 \$38.00

PARKSIDE PLACE, LLC  
DEBTOR IN POSSESSION - CASE #25-30002  
PO BOX 8378  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brand Dr S  
FARGO, ND 58104

20016

02/27/25 \$1,741.90\*\*\*

TO THE ORDER OF \*\*\*\* ONE THOUSAND SEVEN HUNDRED FORTY ONE AND 90/100 DOLLARS

CP BUSINESS MANAGEMENT  
PO BOX 9379  
FARGO, ND 58106  
701-237-3369, 58106

#20016 02/27/2025 \$1,741.90

# Starion Bank

PO Box 848  
Mandan, ND 58554

**Statement Ending 03/02/2025**

PARKSIDE PLACE LLC

Page 1 of 2

Customer Number REDACTED 58

## Managing Your Accounts



Branch

2754 Brandt Dr S  
Fargo, ND 58104



Phone

701.281.5600



Website

Starionbank.com

>000417 8350546 0001 92855 10Z

0066556  
DC11  
PARKSIDE PLACE LLC  
DEBTOR IN POSSESSION CASE 25-30003  
PO BOX 9379  
FARGO ND 58106-9379

*Security Deposit Account*



## Summary of Accounts



Do you have questions about your statement? You can contact us by phone, email [customerservice@starionbank.com](mailto:customerservice@starionbank.com) or chat online with a Starion Bank representative. Our customer service hours are Monday through Friday from 7 a.m. to 6 p.m.

Account Type	Account Number	Ending Balance
REGULAR SAVINGS NON PERS	REDACTED 58	\$41,535.00

## REGULAR SAVINGS NON PERS - REDACTED 58

### Account Summary

Date	Description	Amount
01/24/2025	Beginning Balance	\$0.00
	4 Credit(s) This Period	\$41,535.00
	0 Debit(s) This Period	\$0.00
03/02/2025	Ending Balance	\$41,535.00

### Account Activity

Post Date	Description	Debits	Credits	Balance
01/24/2025	Beginning Balance			\$0.00
02/07/2025	EDEPOSIT		\$33,985.00	\$33,985.00
02/13/2025	445978 ONLINE BANKING DEPOSIT FROM ND STAR CHECKING XXXXXX8688 ON 2/12/25		\$5,500.00	\$39,485.00
02/14/2025	EDEPOSIT		\$1,025.00	\$40,510.00
02/28/2025	EDEPOSIT		\$1,025.00	\$41,535.00
03/02/2025	Ending Balance			\$41,535.00

### Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



**PARKSIDE BANK  
 Bank Reconcile History Report**

<b>Outstanding Deposits as of 02/28/2025</b>			<b>1,965.00</b>
02/28/2025	2027	STARION 276345995	1,025.00
<b>Plus: Outstanding Deposits</b>			<b>2,990.00</b>
<b>Outstanding Checks</b>			
<b>Check Date</b>	<b>Check Number</b>	<b>Payee</b>	<b>Amount</b>
02/28/2025	20017	BRIANS GLASS AND DOOR	175.00
02/28/2025	20018	GEORGES SANITATION	207.09
02/28/2025	20019	DAKOTA CLEAN LLC	159.30
02/28/2025	20020	WHITE GLOVE CLEANING	424.80
02/28/2025	20021	Alexis Burbach	894.85
02/28/2025	20022	BLUEPEAK	247.63
02/28/2025	20023	JAXON SCHMIDT	94.88
02/28/2025	20024	NORTHEAST, LLC; MR TIKKA CONSTRUCTION LLC	1,889.21
02/28/2025	20025	CP BUSINESS MANAGEMENT	4,275.13
02/28/2025	20026	JESSE CRAIG	1,755.00
02/28/2025	20028	WMU WATERTOWN MUNICIPAL UTILITIES	2,922.06
02/28/2025	20029	LIBBY BURGHARDT	262.50
<b>Less: Outstanding Checks</b>			<b>13,307.45</b>
<b>Other Items</b>			
<b>Date</b>	<b>Notes</b>		<b>Amount</b>
02/05/2025	JE 4006	Returned item charge	-5.00
02/05/2025	RC 31367	Returned item MARLYS HOLUBOK	-995.00
<b>Plus / Minus: Other Items</b>			<b>-1,000.00</b>
<b>Balance per GL as of 02/28/2025</b>			<b>-2,826.83</b>
<b>Reconciled Balance Per G/L</b>			<b>-2,826.83</b>
<b>Difference</b>			<b>-8,490.62</b>

**Cleared Items:**

**Cleared Checks**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
01/31/2025	20003	ACTIVE HEATING INC	329.22	02/28/2025
01/31/2025	20004	Alexis Burbach	755.16	02/28/2025
01/31/2025	20005	BLUEPEAK	247.63	02/28/2025
01/31/2025	20006	CP BUSINESS MANAGEMENT	19.13	02/28/2025
01/31/2025	20007	GLASS PRODUCTS	334.16	02/28/2025
01/31/2025	20008	JAXON SCHMIDT	120.00	02/28/2025
01/31/2025	20009	SETHS SCAPES	260.19	02/28/2025
01/31/2025	20010	WMU WATERTOWN MUNICIPAL UTILITIES	2,392.90	02/28/2025
01/31/2025	20011	Mindy Craig	11.25	02/28/2025
01/31/2025	20013	CP BUSINESS MANAGEMENT	984.48	02/28/2025
01/31/2025	20014	JESSE CRAIG	849.03	02/28/2025
01/31/2025	20015	CP BUSINESS MANAGEMENT	38.00	02/28/2025
01/29/2025	20002	Mindy Craig	1,748.74	02/28/2025
02/12/2025	20012	RED RIVER STATE BANK	14,500.00	02/28/2025
02/27/2025	20016	CP BUSINESS MANAGEMENT	1,741.90	02/28/2025
<b>Total Cleared Checks</b>			<b>24,331.79</b>	

**Cleared Deposits**

<b>Date</b>	<b>Tran #</b>	<b>Notes</b>	<b>Amount</b>	<b>Date Cleared</b>
-------------	---------------	--------------	---------------	---------------------

## Bank Reconcile History Report

02/02/2025	202	:CC Deposit	2,940.00	02/28/2025
02/03/2025	203	:ACH/WIPS Deposit	4,520.00	02/28/2025
02/03/2025	204	:CC Deposit	1,025.00	02/28/2025
02/03/2025	2012		4,563.54	02/28/2025
02/03/2025	2016	ACH BATCH 2/3/25	7,940.00	02/28/2025
02/03/2025	2018	starion 273434019	925.00	02/28/2025
02/03/2025	2019	starion 1490040068	1,025.00	02/28/2025
02/03/2025	2022	mac wire	1,500.00	02/28/2025
02/04/2025	205	:CC Deposit	3,100.00	02/28/2025
02/05/2025	207	:CC Deposit	1,025.00	02/28/2025
02/05/2025	206	:ACH Deposit	1,025.00	02/28/2025
02/06/2025	2020	starion 273962511	5,965.00	02/28/2025
02/06/2025	208	:ACH Deposit	970.00	02/28/2025
02/12/2025	2017		925.00	02/28/2025
02/12/2025	2021		925.00	02/28/2025
02/14/2025	210	:ACH/WIPS Deposit	567.00	02/28/2025
02/14/2025	2030	:CC Deposit	950.00	02/28/2025
02/19/2025	2024	ach	25.65	02/28/2025
02/24/2025	212	:CC Deposit	925.00	02/28/2025
02/28/2025	2036	HME WIRE 2/2/25	4,759.12	02/28/2025
<b>Total Cleared Deposits</b>			<b>45,600.31</b>	

## Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
02/03/2025	2	STARION FINANCIAL	-20.00	02/28/2025
02/03/2025	3	STARION FINANCIAL	-20.00	02/28/2025
02/28/2025	4	STARION FINANCIAL	-20.00	02/28/2025
02/15/2025	JE 4028	RE Tax Escrow (payable 4/31)	-3,950.00	02/28/2025
<b>Total Cleared Other Items</b>			<b>-4,010.00</b>	



Account Name: Maryland IOLTA Account

Account Type: Trust

Date	Source/Destination	Reference	Payer/Payee	Funds out (\$)	Funds in (\$)	Balance (\$)
2025-02-03	Starion Bank	–	Parkside Place, LLC	\$5,500.00	–	\$73,500.00
2025-02-03	Starion Bank	–	Parkside Place, LLC	\$1,500.00	–	\$79,000.00
2025-02-03	United Bankers Bank	–	Red River State Bank	\$49,341.92	–	\$80,500.00
2025-01-23	HME Companies, LLC	25-30003	–	–	\$124,341.92	\$129,841.92
2025-01-23	HME Companies, LLC	25-30003	–	–	\$5,500.00	\$5,500.00
				\$56,341.92	\$129,841.92	\$73,500.00

## Balance Sheet

Owner = PARKSIDE PLACE (all properties)

Month = Feb 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1112	Parkside Apartment DIP Checking	-2,826.83
1132	Parkside Real Estate Tax Escrow	10,853.87
<b>1150</b>	<b>Total DIP Checking Account</b>	<b>8,027.04</b>
1151	TIF Value	1,483,724.00
1152	Parkside Security Deposit DIP Savings Acct	40,510.00
1155	The Dakota Bankruptcy Firm Trust	73,500.00
1600	Property and Equipment	
1615	Buildings	6,870,000.00
1630	Appliances/AC	205,000.00
1700	Land	425,000.00
1710	Total Property and Equipment	7,500,000.00
<b>1990</b>	<b>Total Assets</b>	<b>9,105,761.04</b>
<b>2000</b>	<b>LIABILITIES &amp; CAPITAL</b>	
2100	Liabilities	
2112	Parkside Security Deposits DIP Acct	40,510.00
2700	Mortgage 1st	5,155,386.84
2705	TIF Mortgage	1,483,724.00
2990	Total Liabilities	6,598,600.84
3000	Capital	
3200	Owner Contribution	2,809.12
3800	Retained Earnings	2,504,351.08
3890	Total Capital	2,507,160.20
<b>3990</b>	<b>Total Liabilities &amp; Capital</b>	<b>9,105,761.04</b>

### Cash Flow Statement

Owner = PARKSIDE PLACE (all properties)

Month = Feb 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%
<b>4000</b>	<b>INCOME</b>		
4300	Gross Potential Rent/HOA	40,703.00	100.00
4301	CAM	786.19	1.93
4710	Less: Incentives	-770.00	-1.89
4715	Less: HME Incentives	-430.00	-1.06
4720	Delinquency	-1,055.00	-2.59
4730	Less: Vacancy	0.00	0.00
4810	Plus: Prepaid Rent/HOA	45.00	0.11
4990	Net Rent/HOA Income	39,279.19	96.50
5600	Other Income		
5700	Other Income	0.00	0.00
5799	Animal Fee NonRefundable	150.00	0.37
5890	Total Other Income	150.00	0.37
5990	Total Income	39,429.19	96.87
<b>6000</b>	<b>EXPENSES</b>		
6100	Maintenance Expenses		
6200	Maintenance Staff Costs	94.88	0.23
6210	Repairs/Maintenance	2,064.21	5.07
6220	Painting/Decorating	262.50	0.64
6240	HVAC	17.86	0.04
6242	Carpet Cleaning	159.30	0.39
6260	Resident Manager	676.99	1.66
6275	Snow Removal	0.00	0.00
6290	Janitorial	424.80	1.04
6990	Total Maintenance Expenses	3,700.54	9.09
7000	Operating Expenses		
7010	Offsite Office Rent	1,312.50	3.22
7030	Offsite Office Utilities	205.11	0.50
7040	Offsite Office Equip/Supplies	214.56	0.53
7057	Software Fee	38.00	0.09
7060	Leasing Commissions (payout)	200.00	0.49
7075	Bank Charges/ACH Fees	65.00	0.16
7130	Internet & Phone Costs/Service	247.63	0.61
7400	Property Management	2,012.96	4.95
7440	Insurance	3,490.64	8.58
7800	Electricity-Vacant	97.10	0.24
7801	Electricity-Building	608.27	1.49

### Cash Flow Statement

Owner = PARKSIDE PLACE (all properties)

Month = Feb 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%
7861	Gas-Building	311.01	0.76
7870	Water & Sewer	1,905.68	4.68
7880	Garbage	207.09	0.51
7990	Total Operating Expenses	10,915.55	26.82
8001	Other Expenses		
8004	Misc. PM Fees	200.00	0.49
8005	Misc Professional Fees	250.00	0.61
8006	Manager Oversight \$45/unit	1,755.00	4.31
8020	Total Other Expenses	2,205.00	5.42
8990	Total Expenses	16,821.09	41.33
<b>9090</b>	<b>NET INCOME</b>	<b>22,608.10</b>	<b>55.54</b>
	ADJUSTMENTS		
1132	Parkside Real Estate Tax Escrow	-3,950.00	-9.70
2700	Mortgage 1st	-14,500.00	-35.62
3200	Owner Contribution (HME TRANSFERS)	2,809.12	6.90
	TOTAL ADJUSTMENTS	-15,640.88	-38.43
	CASH FLOW	6,967.22	17.12

**Owner Statement**

Owner = PARKSIDE PLACE (all properties)

Month = Feb 2025

Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				<b>Beginning Balance</b>			-10,819.05
1/29/2025	20002	Parkside Place	Mindy Craig	jan 28th ins. premium	0.00	1,748.74	-12,567.79
2/1/2025	:ACH-WEB	Parkside Place	ANDY NGUYEN	Online Payment - EFT Payment. Mobile App - I	1,025.00	0.00	-11,542.79
2/1/2025	275984067	Parkside Place	CHANNELLE COSS	Credit Card On-Line Payment ; Mobile App - R	940.00	0.00	-10,602.79
2/1/2025	:ACH-414	Parkside Place	JOSEPH NOELDNER	Pre-Authorized Payment	1,025.00	0.00	-9,577.79
2/1/2025	:ACH-415	Parkside Place	NATHAN SIK	Pre-Authorized Payment	1,025.00	0.00	-8,552.79
2/1/2025	:ACH-WEB	Parkside Place	SHANYA MEHLHAFF	Online Payment - EFT Payment. Mobile App - I	500.00	0.00	-8,052.79
2/2/2025	276316267	Parkside Place	BRANDON BROWN	Debit Card On-Line Payment ; Web - Resident	1,025.00	0.00	-7,027.79
2/2/2025	276133501	Parkside Place	DEBBIE STUHL	Debit Card On-Line Payment ; Web - Resident	975.00	0.00	-6,052.79
2/2/2025	276086006	Parkside Place	SAMANTHA ADAM	Debit Card On-Line Payment ; Web - Resident	1,025.00	0.00	-5,027.79
2/3/2025	2	Parkside Place	STARION FINANCIAL	wire fee	0.00	20.00	-5,047.79
2/3/2025	3	Parkside Place	STARION FINANCIAL	wire fee 2nd	0.00	20.00	-5,067.79
2/3/2025	:ACH-WEB	Parkside Place	ALLYSON HOLDEN	Online Payment - EFT Payment. Web - Reside	945.00	0.00	-4,122.79
2/3/2025	ACH	Parkside Place	COUNTY FAIR FOODS OF WATERTOWN		1,548.43	0.00	-2,574.36
2/3/2025	ACH	Parkside Place	GT BROTHERS		3,015.11	0.00	440.75
2/3/2025	ACH	Parkside Place	INDY OSENDORF		1,025.00	0.00	1,465.75
2/3/2025	ACH	Parkside Place	JOSHUA GILLILAND		1,025.00	0.00	2,490.75
2/3/2025	ACH	Parkside Place	MARIAH GAUKLER		980.00	0.00	3,470.75
2/3/2025	ACH	Parkside Place	Mark Keller		1,025.00	0.00	4,495.75
2/3/2025	ACH	Parkside Place	MARLYS HOLUBOK	NSFed by ctrl# 31563 account closed (per sta	995.00	0.00	5,490.75
2/3/2025	1186	Parkside Place	MITCHELL NEWMAN		1,025.00	0.00	6,515.75
2/3/2025	ACH	Parkside Place	QUINN KOTEK		925.00	0.00	7,440.75
2/3/2025	ACH	Parkside Place	TIFFANY SANDERSON		1,025.00	0.00	8,465.75
2/3/2025	ACH	Parkside Place	ZOIE FRASER		940.00	0.00	9,405.75
2/4/2025	276859128	Parkside Place	COLE WEGNER	Debit Card On-Line Payment ; Mobile App - R	1,025.00	0.00	10,430.75
2/4/2025	276942182	Parkside Place	JORGE ROSA	Debit Card On-Line Payment ; Web - Resident	940.00	0.00	11,370.75
2/4/2025	276923778	Parkside Place	MADELYN PUGSLEY	Debit Card On-Line Payment ; Mobile App - R	1,135.00	0.00	12,505.75
2/4/2025	191 (CP5286)	Parkside Place	NATHAN SCHENKEL		925.00	0.00	13,430.75
2/4/2025	:ACH-WEB	Parkside Place	WILLIAM JOHNSON	Online Payment - EFT Payment. Web - Reside	1,025.00	0.00	14,455.75
2/5/2025	8882	Parkside Place	ANDREW BOT		925.00	0.00	15,380.75
2/5/2025	:ACH-WEB	Parkside Place	BAYLEE BOESE	Online Payment - EFT Payment. Web - Reside	970.00	0.00	16,350.75
2/5/2025	1126	Parkside Place	BENJAMIN WAGNER		1,025.00	0.00	17,375.75
2/5/2025	9999	Parkside Place	HOLLY // LISA OHMAN		1,025.00	0.00	18,400.75
2/5/2025	277015925	Parkside Place	JAMES BRUMBAUGH	Recurring Debit Card Payment ;	1,025.00	0.00	19,425.75
2/5/2025	1003	Parkside Place	JARED SAUER		1,025.00	0.00	20,450.75
2/5/2025	NSF	Parkside Place	JE-4006	Returned item charge	0.00	5.00	20,445.75
2/5/2025	8963	Parkside Place	JOSHUA MEEHL		940.00	0.00	21,385.75
2/5/2025	1083	Parkside Place	KURTIS JOHNSON		1,025.00	0.00	22,410.75
2/5/2025	ACH	Parkside Place	MARLYS HOLUBOK	NSF receipt Ctrl# 31367 account closed (per s	-995.00	0.00	21,415.75
2/12/2025	20012	Parkside Place	RED RIVER STATE BAN	Parkside 1st Mtg; per cash collateral 2/3/2025	0.00	14,500.00	6,915.75
2/12/2025	14002501	Parkside Place	GARY HOFER	mailed 2/7/25	925.00	0.00	7,840.75
2/13/2025	:ACH-WEB	Parkside Place	SHANYA MEHLHAFF	Online Payment - EFT Payment. Web - Reside	525.00	0.00	8,365.75
2/14/2025	277999803	Parkside Place	CHANDLER PEERY	Debit Card On-Line Payment ; Web - Resident	950.00	0.00	9,315.75
2/14/2025	:ACH-WEB	Parkside Place	SHANYA MEHLHAFF	Online Payment - EFT Payment. Mobile App - I	42.00	0.00	9,357.75
2/15/2025	N/A	Parkside Place	JE-4028	RE Tax Escrow (payable 4/31)	0.00	3,950.00	5,407.75
2/19/2025	ACH	Parkside Place	COUNTY FAIR FOODS (	-short original ach.	8.72	0.00	5,416.47
2/19/2025	ACH	Parkside Place	GT BROTHERS	-short original ach.	16.93	0.00	5,433.40
2/27/2025	20016	Parkside Place	CP BUSINESS MANAGE	due feb 28th insurance prem.	0.00	1,741.90	3,691.50
2/27/2025	:ACH-449	Parkside Place	MARGARET MELAND	Pre-Authorized Payment	1,025.00	0.00	4,716.50
2/28/2025	20021	Parkside Place	Alexis Burbach	2/14-2/28 9 hrs	0.00	229.50	4,487.00
2/28/2025	20021	Parkside Place	Alexis Burbach	2/14-2/28 taxes	0.00	14.94	4,472.06
2/28/2025	20021	Parkside Place	Alexis Burbach	2203 dryer vent hose	0.00	11.49	4,460.57
2/28/2025	20021	Parkside Place	Alexis Burbach	2305 dryer vent hose	0.00	6.37	4,454.20
2/28/2025	20021	Parkside Place	Alexis Burbach	15.5 res mgr duties	0.00	395.25	4,058.95
2/28/2025	20021	Parkside Place	Alexis Burbach	2406	0.00	200.00	3,858.95
2/28/2025	20021	Parkside Place	Alexis Burbach	res mgr taxes	0.00	37.30	3,821.65
2/28/2025	20022	Parkside Place	BLUEPEAK		0.00	247.63	3,574.02
2/28/2025	20017	Parkside Place	BRIANS GLASS AND DC	1st level stairwell; replc closure	0.00	175.00	3,399.02
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGE	misc mgr	0.00	200.00	3,199.02

**Owner Statement**

Owner = PARKSIDE PLACE (all properties)

Month = Feb 2025

Book = Cash

2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI misc prof	0.00	250.00	2,949.02
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI offsite equip/supplies	0.00	214.56	2,734.46
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI offsite office rent	0.00	1,312.50	1,421.96
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI offsite utilities	0.00	205.11	1,216.85
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI software fee	0.00	38.00	1,178.85
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI collected late fee	0.00	42.00	1,136.85
2/28/2025	20025	Parkside Place	CP BUSINESS MANAGEI collected rents	0.00	2,012.96	-876.11
2/28/2025	20019	Parkside Place	DAKOTA CLEAN LLC #2406	0.00	159.30	-1,035.41
2/28/2025	20018	Parkside Place	GEORGES SANITATION January garbage	0.00	207.09	-1,242.50
2/28/2025	20023	Parkside Place	JAXON SCHMIDT 2306, stairwell door	0.00	94.88	-1,337.38
2/28/2025	20026	Parkside Place	JESSE CRAIG 73 UNITS, \$45/UNIT,	0.00	1,755.00	-3,092.38
2/28/2025	20029	Parkside Place	LIBBY BURGHARDT paint 2309	0.00	105.00	-3,197.38
2/28/2025	20029	Parkside Place	LIBBY BURGHARDT paint hallways (January, billed in Feb)	0.00	157.50	-3,354.88
2/28/2025	20024	Parkside Place	NORTHEAST, LLC; MR ` WEST DOOR: replc. springs 2x48", operator a	0.00	1,889.21	-5,244.09
2/28/2025	HME wire 2/28	Parkside Place	PARKSIDE PLACE Lane accounted for outstanding checks twice,	854.12	0.00	-4,389.97
2/28/2025	HME WIRE 2/28/25	Parkside Place	PARKSIDE PLACE 2209 Jan rent	980.00	0.00	-3,409.97
2/28/2025	HME WIRE 2/28	Parkside Place	PARKSIDE PLACE 2405 JAN RENT	975.00	0.00	-2,434.97
2/28/2025	4	Parkside Place	STARION FINANCIAL wire fee from HME funds	0.00	20.00	-2,454.97
2/28/2025	20020	Parkside Place	WHITE GLOVE CLEANII january building clean	0.00	424.80	-2,879.77
2/28/2025	20028	Parkside Place	WMU WATERTOWN ML 1/21-2/19 dates vacants	0.00	97.10	-2,976.87
2/28/2025	20028	Parkside Place	WMU WATERTOWN ML 1/22-2/24 house sewer	0.00	1,461.96	-4,438.83
2/28/2025	20028	Parkside Place	WMU WATERTOWN ML 1/22-2/24 house electric	0.00	608.27	-5,047.10
2/28/2025	20028	Parkside Place	WMU WATERTOWN ML 1/22-2/24 house gas	0.00	311.01	-5,358.11
2/28/2025	20028	Parkside Place	WMU WATERTOWN ML 1/22-2/24 house water	0.00	443.72	-5,801.83
2/28/2025	Feb HME part of feb2	Parkside Place	ERIN KRAVIK	925.00	0.00	-4,876.83
2/28/2025	(cpbm 5315) ZEGO46	Parkside Place	HOPE LEWANDOWSKI SECURITY DEPOSIT (TX TO SEC. DEP. ACCT)	1,025.00	0.00	-3,851.83
2/28/2025	HME part of 2/28 wir	Parkside Place	MARGARET MELAND	1,025.00	0.00	-2,826.83
<b>Ending Balance</b>				<b>43,305.31</b>	<b>35,313.09</b>	<b>-2,826.83</b>

Aged Receivable

Property = Parkside Place Status: Current Month From: 02/2025

Property	Tenant	Status	Current	0-30	31-60	61-90	Over	Total
			Owed	Owed	Owed	Owed	90 Owed	Owed
<b>Parkside Place</b>								
Parkside Place	HOLUBOK MARLYS	Current	995.00	995.00	0.00	0.00	0.00	995.00
Parkside Place	PEERY CHANDLER	Current	1,055.48	999.00	0.00	0.00	56.48	1,055.48
Parkside Place	HOFFER GARY	Current	45.00	0.00	45.00	0.00	0.00	45.00
<b>Parkside Place</b>			<b>2,095.48</b>	<b>1,994.00</b>	<b>45.00</b>	<b>0.00</b>	<b>56.48</b>	<b>2,095.48</b>
<b>Grand Total</b>			<b>2,095.48</b>	<b>1,994.00</b>	<b>45.00</b>	<b>0.00</b>	<b>56.48</b>	<b>2,095.48</b>

UserId : mcraig@cpbusmgt.com Date : 03/17/2025 Time : 20:42

Payables Aging Report

Period: -02/2025  
As of : 02/28/2025

Payee Name	Invoice Notes	Property	Invoice Date	Due Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Grand Total							0.00	0.00	0.00	0.00	0.00	



### Rent Roll

Property = Parkside Place

As Of = 02/27/2025

Month = 02/2025

Unit	Unit	Tenant Name	Actual	Tenant	Misc Move In	Lease	Move Out	Balance
	SqFt		Rent	Deposit		Expiration		
<b>Current/Notice/Vacant Tenants</b>								
201	0.00	GT BROTHERS	2,513.00	4,000.00	0.00 09/01/2021	08/31/2026		0.00
202	0.00	COUNTY FAIR FOODS (	1,290.00	2,000.00	0.00 10/01/2021	09/30/2026		0.00
2201	778.00	ERIN KRAVIK	925.00	925.00	0.00 05/04/2024	05/31/2025		0.00
2202	778.00	HOLLY // LISA OHMAN	1,025.00	965.00	0.00 08/01/2022			0.00
2203	778.00	ZOIE FRASER	1,025.00	750.00	-85.00 02/01/2025	01/31/2026		0.00
2204	778.00	INDY OSENDORF	1,025.00	1,025.00	0.00 04/13/2024	05/31/2025		0.00
2205	778.00	QUINN KOTEK	925.00	925.00	0.00 07/01/2024	06/30/2025		0.00
2206	778.00	JAMES BRUMBAUGH	1,025.00	980.00	0.00 04/01/2023	03/31/2024		0.00
2207	778.00	MARGARET MELAND	1,025.00	1,025.00	0.00 08/05/2024	08/31/2025		-1,025.00
2208	778.00	WILLIAM JOHNSON	1,025.00	945.00	0.00 03/01/2022			0.00
2209	778.00	MARIAH GAUKLER	980.00	980.00	0.00 05/01/2023	04/30/2024		0.00
2210	778.00	Mark Keller	1,025.00	945.00	0.00 03/11/2022			0.00
2211	778.00	JARED SAUER	1,025.00	1,025.00	0.00 08/01/2024	07/31/2025		0.00
2212	778.00	CHANNELLE COSS	1,025.00	750.00	-85.00 02/01/2025	01/31/2026		0.00
2301	778.00	SHANYA MEHLHAFF	1,025.00	1,025.00	0.00 10/01/2023	09/30/2024		0.00
2302	778.00	TIFFANY SANDERSON	1,025.00	980.00	0.00 01/01/2023	12/31/2023		0.00
2303	778.00	SAMANTHA ADAM	1,025.00	945.00	0.00 05/10/2022	04/30/2025		0.00
2304	778.00	CHANDLER PEERY	925.00	925.00	0.00 05/10/2024	05/31/2025		1,055.48
2305	778.00	BAYLEE BOESE	1,025.00	750.00	-55.00 12/04/2024	12/31/2025		0.00
2306	778.00	GARY HOFER	925.00	925.00	0.00 05/15/2024	05/31/2025		45.00
2307	778.00	ANDREW BOT	925.00	925.00	0.00 07/16/2024	07/31/2025		0.00
2308	778.00	JORGE ROSA	1,025.00	1,000.00	-85.00 01/10/2025	01/09/2026		0.00
2309	778.00	MITCHELL NEWMAN	1,025.00	980.00	0.00 03/01/2023	02/29/2024	02/28/2025	0.00
2310	778.00	JOSHUA MEEHL	1,025.00	750.00	-85.00 02/01/2025	01/31/2026		0.00
2311	778.00	NATHAN SIK	1,025.00	1,025.00	0.00 06/01/2024	05/31/2025		0.00
2312	778.00	NATHAN SCHENKEL	925.00	925.00	0.00 06/01/2024	05/31/2025		0.00
2401	778.00	ALLYSON HOLDEN	1,025.00	750.00	-80.00 11/18/2024	11/30/2025	06/30/2025	0.00
2402	778.00	RILEY CASPER	980.00	980.00	0.00 08/01/2023	04/30/2024	03/31/2025	0.00
2403	778.00	MADELYN PUGSLEY	1,025.00	750.00	-40.00 01/01/2025	12/31/2025		0.00
2404	778.00	BRANDON BROWN	1,025.00	980.00	0.00 12/01/2022	12/31/2025		0.00

### Rent Roll

Property = Parkside Place

As Of = 02/27/2025

Month = 02/2025

Unit	Unit	Tenant Name	Actual	Tenant	Misc Move In	Lease	Move Out	Balance
	SqFt		Rent	Deposit		Expiration		
2405	778.00	DEBBIE STUHL	1,025.00	1,025.00	-50.00 10/01/2024	09/30/2025		0.00
2406	778.00	KURTIS JOHNSON	1,025.00	1,025.00	0.00 05/01/2024	04/30/2025	02/28/2025	0.00
2407	778.00	COLE WEGNER	1,025.00	1,025.00	0.00 08/14/2024	08/31/2025		0.00
2408	778.00	JOSEPH NOELDNER	1,025.00	1,025.00	0.00 09/01/2023	08/31/2024		0.00
2409	778.00	JOSHUA GILLILAND	1,025.00	500.00	0.00 12/01/2021			0.00
2410	778.00	ANDY NGUYEN	1,025.00	1,025.00	0.00 11/01/2023	12/31/2023		0.00
2411	778.00	MARLYS HOLUBOK	995.00	980.00	0.00 06/01/2023	05/31/2024		995.00
2412	778.00	BENJAMIN WAGNER	1,025.00	1,025.00	0.00 06/01/2024	05/31/2025		0.00
<b>Future Tenants/Applicants</b>								
2309	778.00	DAVID TIJERINA	0.00	1,025.00	0.00 03/01/2025	02/28/2026		0.00
<b>Total</b>		<b>Parkside Place</b>	<b>39,983.00</b>	<b>40,510.00</b>	<b>-565.00</b>			<b>1,070.48</b>

Summary Groups	Square Footage	Actual Rent	Security Deposit	Misc	# Of Units	% Unit Occupancy	% Sqft Occupied	Balance
Current/Notice/Vacant Tenants	28,008.00	39,983.00	39,485.00	-565.00	38	100.00	100.00	1,070.48
Future Tenants/Applicants	778.00	0.00	1,025.00	0.00	1	0.00	0.00	0.00
Occupied Units	28,008.00	0.00	0.00	0.00	38	100.00	100.00	0.00
Total Vacant Units	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
<b>Totals:</b>	<b>28,008.00</b>	<b>39,983.00</b>	<b>40,510.00</b>	<b>-565.00</b>	<b>38</b>	<b>100.00</b>	<b>100.00</b>	<b>1,070.48</b>

**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20002

TO THE  
ORDER OF

\*\*\*\*\* ONE THOUSAND SEVEN HUNDRED FORTY EIGHT AND 74/100 DOLLARS

01/29/25

\$1,748.74\*\*\*

Mindy Craig  
PO BOX 426  
Fargo, ND 58107

**NON-NEGOTIABLE**

*Reported to Jan*

## Mindy Craig

**From:** Liberty Mutual Insurance Billing <ebilling@email-libertymutual.com>  
**Sent:** Friday, January 31, 2025 1:53 PM  
**To:** Mindy Craig  
**Subject:** Your payment has been processed.

*chk# 20002  
mindy craig*

☐ [View online](#)

Billing account number **REDACTED** 25

Hello,

Thank you for your recent payment. Your payment will be applied to your balance on 01/31/2025 and reflected on your online account.

**Make a payment**



### Billing summary

**Confirmation number:**

**REDACTED** MZ

**Total payment:**

**\$6555.71**

Payment amount: \$6395.81

Payment service fee: \$159.90

**Payment date:**

01/31/2025

**Payment method:**

Credit/Debit Card ending in **REDACTED**

**Policy(s):**

**REDACTED** 35

*Repay Mindy.*

Easily manage your payments online.

DATE: 02/27/25 CK#: 20016 TOTAL: \$1,741.90\*\*\* BANK: PARKSIDE DIP APT (1112)  
 PAYEE: CP BUSINESS MANAGEMENT MEMO: apple card

Property Address	Invoice - Date	Description	Amount
Parkside Place	N/A - 02/27/2025	due feb 28th insurance prem.	1,741.90
			1,741.90



**Liberty Mutual.**  
INSURANCE

Summary



844-961-0334  
M-F, 8AM-8PM (EST)



## Billing Portal

Account #: REDACTED 25  
Account of: THE RUINS LLC GENERATIONS  
ON 1ST LLC PARKSIDE LLC  
Email: MCRAIG@CPBUSMGT.COM  
Paperless billing: Off  
Policies on account: REDACTED 185  
Automatic payments: Off  
Due day: 28  
Agent(s): SUMMIT INSURANCE AGENCY  
LLC  
Billable party: THE RUINS LLC GENERATIONS  
ON 1ST LLC PARKSIDE LLC  
Prior billing account: REDACTED 050

Minimum payment:

**\$0.00**

Due by:

Account balance:

**\$31,814.03**

**Pay Now**

**Current Invoice Details**

- ① Welcome to Express Payment where you can make a one-time payment without signing into your profile.  
To access all online capabilities, click [here](#) to login or create a new user profile.

## Confirmation

Confirmation #

REDACTED

Date/time

02/27/2025 03:06 PM EST

Payment method

Credit/Debit card

Total Payment

\$6,530.08 on Mastercard ending

REDACTED

Payment Amount

\$6,370.81

Payment Service Fee

\$159.27

Saved payment account for future use

No

**Return to Summary**

A confirmation receipt has been sent to the email address on file.

*Handwritten notes:*  
Ruins: \$2382.04 36.487%  
Park: \$1741.90 28.675%  
Gen: \$2406.14 36.847%



**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20019

02/28/25

\$159.30\*\*\*\*\*

TO THE  
ORDER OF

\*\*\*\*\* ONE HUNDRED FIFTY NINE AND 30/100 DOLLARS

DAKOTA CLEAN LLC

509 9TH AVE S

CLEAR LAKE, SD 57226

NON-NEGOTIABLE

PAID  
2004/9



# INVOICE

**FOR:**  
Carpet Cleaning

THANK YOU FOR YOUR BUSINESS!



**PARKSIDE PLACE, LLC**  
DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20020

02/28/25

\$424.80\*\*\*\*\*

TO THE  
ORDER OF

\*\*\*\* FOUR HUNDRED TWENTY FOUR AND 80/100 DOLLARS

WHITE GLOVE CLEANING  
17892 449th AVE  
HAYTI, SD 57241

**NON-NEGOTIABLE**

PAID  
2075

# Invoice

White Glove Cleaning

17892 449th Ave  
Hayti, SD 57241

Date	Invoice #
2/4/2025	2075

Bill To
Parkside Unit #

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Building Cleaning	400.00	400.00T
	Sales Tax	6.20%	24.80
		<b>Total</b>	\$424.80

**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20017

02/28/25

\$175.00\*\*\*\*\*

TO THE  
ORDER OF

\*\*\* ONE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

BRIANS GLASS AND DOOR

533 1ST AVE NW #4

WATERTOWN, SD 57201-0743

NON-NEGOTIABLE

Brian's Glass and Door LLC

516 3rd Ave NW, #5  
Watertown, SD 57201  
605-886-5328

PAID  
70017

# Invoice

Date	Invoice #
2/14/2025	95774

Bill To
Parkside Place PO Box 9379 Fargo, ND 58106

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			2/14/2025			
Quantity	Item Code	Description			Price Each	Amount
	Repl Sales	1st lever stairwell door between elevator area and stairwell			175.00	175.00
		Replace bronze falcon door closer				175.00
		Excise tax included			0.00%	0.00
						</

**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20018

TO THE  
ORDER OF

\*\*\*\*\* TWO HUNDRED SEVEN AND 09/100 DOLLARS

02/28/25

\$207.09\*\*\*\*\*

GEORGES SANITATION  
3367 12TH AVE NW  
WATERTOWN, SD 57201

**NON-NEGOTIABLE**

PAID  
2025

## Invoice

George's Sanitation Inc.

3367 12th Ave NW  
Watertown, SD 57201

605-886-3161

Bill To

CP Business Management  
P.O. Box 9379  
Fargo, ND 58106

Due Date	Invoice #
DUE ON RECEIPT	39126

### JANUARY GARBAGE SERVICE (2025)

Qua...	Description	Rate	Amount
	Garbage Service @ Parkside Place (6 yd Dumpster, Dumped 2 Times A Week)	195.00	195.00T
	Garbage Service @ Generations On 1st Ave-Watertown SD (3yd Dumpster Dumped 4 Times A Week)	195.00	195.00T
	NOTE-DUE TO THE CITY INCREASE OF THE LANDFILL DISPOSAL FEE (\$44.00 to \$60.00 A TON) & THE COST OF DOING BUSINESS, IT IS NECESSARY FOR US TO ADJUST OUR RATES ACCORDINGLY IN JANUARY OF 2025-THANK YOU.		0.00
		<b>Sales Tax (6.2..</b>	\$24.18
		<b>Total</b>	<b>\$414.18</b>
		PLEASE REFERENCE YOUR INVOICE # ON YOUR PAYMENT	

park/gen -  
\$ 207.09

A finance charge of 1.5% (\$1.00 min) per month (18% annually) will be added to accounts over 30 days.

George's Sanitation Thanks You For Your Business.

**PAY ONLINE AT  
WWW.GEORGESSANITATION.COM WITH  
PAY NOW BUTTON**



**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20024

TO THE  
ORDER OF

\*\*\*\*\* ONE THOUSAND EIGHT HUNDRED EIGHTY NINE AND 21/100 DOLLARS

\$1,889.21\*\*\*

02/28/25

NORTHEAST, LLC; MR TIKKA CONSTRUCTION LLC  
MR TIKKA CONSTRUCTION LLC  
NORTHEAST, LLC, 1235 KINER CT  
HAYTI, SD 57241

**NON-NEGOTIABLE**



## Northeast LLC

1235 Kiner Court | Hayti, SD 57241  
6057833090 | office@northeastohd.us

**PAID**  
70624

### RECIPIENT:

#### Park Side Place

8 2nd Street Northeast  
Watertown, South Dakota 57201  
Phone: 605-303-4130

### SERVICE ADDRESS:

8 2nd Street Northeast  
Watertown, South Dakota 57201

### Invoice #607332

Issued 02/28/2025  
Due 03/30/2025  
Job Name NW Door Repair  
Job Address 8 2nd Street Northeast  
Watertown, South Dakota  
57201

**Total \$1,889.21**

### NW Door Repair

Product/Service	Description	Qty.	Total
02/28/2025			
3724 Garage Doors	Labor to replace springs, replace operator arm and elbow. Lube and adjust door.	1	\$895.00*
	----- Labor only		
3724 Garage Doors	1PR - .331 x 3.75 x 48 springs 1 - operator arm 1 - operator elbow 1 - can of lube	1	\$956.42*
	----- Material only		
SD SE TAX 2%	SOUTH DAKOTA STATE EXCISE TAX 2%	1851.4 2	\$37.79*

\* Non-taxable

**Total \$1,889.21**

Thank you for your business. Please contact us with any questions regarding this invoice.

Reliable Service  
Product Knowledge  
Motivated

Northeast LLC 90-1250095



**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20023

TO THE  
ORDER OF

\*\*\*\*\* NINETY FOUR AND 88/100 DOLLARS

02/28/25

\$94.88\*\*\*\*\*

JAXON SCHMIDT  
325 27TH ST NW  
WATERTOWN, SD 58201

**NON-NEGOTIABLE**



20022

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

**PARKSIDE PLACE, LLC**  
DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

02/28/25

\$247.63\*\*\*\*\*

TO THE ORDER OF \*\*\*\*\* TWO HUNDRED FORTY SEVEN AND 63/100 DOLLARS

BLUEPEAK  
PO BOX 5002  
SIOUX FALLS, SD 57117-5002

**NON-NEGOTIABLE**



Contact Us  
[www.mybluepeak.com](http://www.mybluepeak.com)  
866-991-9722



page 1 of 4

Account Number: 045515701  
Billing Date: 02/20/25  
Total Amount Due: **\$247.63**  
Payment Due By: 03/16/25



**It pays to  
have friends.**

Refer your friends to Bluepeak  
and **get a \$50 credit** on your bill  
when they sign up.

[mybluepeak.com/help/refer-a-friend](http://mybluepeak.com/help/refer-a-friend)

#### STATEMENT SUMMARY

Previous Balance	\$247.63
Payments and Adjustments	-\$247.63
New Charges	\$247.63
<b>Total Amount Due</b>	<b>\$247.63</b>

#### NEW CHARGES SUMMARY

Monthly Service Charges	\$175.99
Taxes	\$71.64
<b>Total New Charges</b>	<b>\$247.63</b>

A late fee will be applied to your account if the amount of \$247.63 is not received before 03/16/25. Payments received after 02/20/25 are not reflected on this statement.

Please refer to our terms and conditions at [mybluepeak.com/terms-conditions](http://mybluepeak.com/terms-conditions) for specific details on our practices. Your acknowledgement of this agreement is confirmed by your payment.

**PAID**  
*2025*



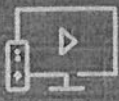
Contact Us

bluepeak™

www.mybluepeak.com  
866-991-9722



Account Number: 045515701  
Billing Date: 02/20/25  
Total Amount Due: \$247.63  
Payment Due By: 03/16/25



Need help finding  
the best TV service  
package for you?

Bluepeak makes it simple to stream.

Bluepeak can help you find the best streaming TV package whether it's our own Bluepeak TV or another service — all based on your personal preferences.

Just answer a few questions, pick the channels you actually want to watch and we'll show you a few options to choose from!

Get started now at  
[mybluepeak.com/tv/options](http://mybluepeak.com/tv/options)

Previous Balance \$247.63  
PAYMENTS AND ADJUSTMENTS  
02/10/25 Payment - Thank You.....-\$247.63  
Total Payments And Adj.....-\$247.63

SERVICE CHARGES

INTERNET SERVICES

02/24 - 03/23 Out-of-term internet adjustment. \$20.00  
02/24 - 03/23 Internet Service ..... \$79.99  
02/24 - 03/23 Static IP ..... \$3.00  
02/24 - 03/23 Paper statement ..... \$3.00

TELEPHONE SERVICES FOR 605-753-9005

02/24 - 03/23 Voice..... \$20.00  
02/24 - 03/23 Out-of-term phone adjustment..... \$10.00  
Subtotal \$30.00

TELEPHONE SERVICES FOR 605-753-9008

02/24 - 03/23 Voice..... \$20.00

TELEPHONE SERVICES FOR 605-753-9009

02/24 - 03/23 Voice..... \$20.00

SubTotal \$70.00

Total Service Charges..... \$175.99

TAXES AND FEES

State Sales Tax ..... \$5.19  
City Sales Tax ..... \$2.47

TELEPHONE AND CIRCUIT TAXES AND FEES

Multi Line Federal Access Charge \$25.23  
Carrier Service Fee ..... \$4.83  
Multi Line Recovery ..... \$9.00  
Gross Receipts Tax ..... \$2.49  
E911 ..... \$6.00  
Federal Excise Tax..... \$1.80

Franchise Authority: City of Watertown (SD0305) PO Box 910 Watertown, SD 57201 605-882-6200

Change of Address Effective Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home #: \_\_\_\_\_

Business #: \_\_\_\_\_

☐ Yes, Please enroll me in the AutoPay Program. I authorize to automatically charge my credit/debit card the total balance due on my statement on the payment due date each month. I understand the balance due may vary month to month depending on the services provided and the statement will be sent to me approximately two weeks before the payment due date. I may cancel at any time by written notice.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Email: \_\_\_\_\_

Credit Card ☐ VISA ☐ MasterCard ☐ Discover ☐ American Express

Credit Card #: \_\_\_\_\_

Name As On Credit Card: \_\_\_\_\_

Zip Code of Card Holder: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Bank Account ☐ Checking (attach a voided check) ☐ Savings

Bank Account #: \_\_\_\_\_

Routing and Transit #: \_\_\_\_\_

SC2FF002



**Contact Us**  
**www.mybluepeak.com**  
**866-991-9722**



page 3 of 4

**Account Number:** 045515701  
**Billing Date:** 02/20/25  
**Total Amount Due:** \$247.63  
**Payment Due By:** 03/16/25



Federal USF Fee .....	\$14.18
State Telecommunications Relay	\$0.45
Srvc .....	
<b>Total Taxes and Fees .....</b>	<b>\$71.64</b>

**Total Amount Due.....** **\$247.63**

**SERVICE LOCATIONS**

8 2ND ST NE WATERTOWN, SD 57201-3624

**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20021

TO THE  
ORDER OF

\*\*\*\* EIGHT HUNDRED NINETY FOUR AND 85/100 DOLLARS

02/28/25

\$894.85\*\*\*\*\*

Alexis Burbach  
26 1st Ave SW  
#3310  
Watertown, SD 57201

**NON-NEGOTIABLE**



**Alexis Burbach**  
**2025**

From: 1-Feb  
To: 14-Feb

**PAID**  
*2025*

**Parkside Place**

Invoice #: 2002  
Invoice Date: 2/14/2025  
Due Date: 2/15/2025

Date	Unit	Start	End	Time	Scope of Work	
2/2		5:30 PM	6:00 PM	0:30:	all tenants responded to about ach payments/processing	\$12.75
2/3		12:00 PM	1:30 PM	1:30:	apps processed for 2402 missy/hayden - move out update from 2406, left me	\$38.25
2/3	2402	4:00 PM	5:00 PM	1:00:	Lease sent for missy - vaca list updated	\$25.50
2/4	2305	10:30	11:30	1:00:	dryer vent hose picked up from Karls - install new dryer vent hose in unit	\$25.50
2/4		11:30	1:45 PM	2:15:	vaca list updated with hme tenants re do leases uploaded - codes updated -	\$57.38
2/4		4:30 PM	6:00 PM	1:30:	english and spanish lease printed for 2308 ready to hand deliver - help with p	\$38.25
2/6		1:00 PM	1:45 PM	0:45:	facebook ad post updated - lead no longer looking for unit	\$19.13
2/11		11:00	12:00 PM	1:00:	walk through building - check piping above quick care - 2212&2403 inspectio	\$25.50
2/12		11:00	11:30	0:30:	tenant calls on rent questions 2402&2304 - look over overhead doors	\$12.75
2/12		11:30	12:30 PM	1:00:	overhead door calls from Northeast -- Brians glass call on stairwell door to be	\$25.50
2/13		12:45 PM	1:15 PM	0:30:	showing hope and michael -	\$12.75
2/13		5:00 PM	5:15 PM	0:15:	pictures of overhead garage door for MC	\$6.37
2/14		11:00	12:45 PM	1:45:	emails - 2406 move out questions - new tenant lease 2406 - memos printed	\$44.63
2/14		3:00 PM	5:00 PM	2:00:	hours - emails - leads - waitlist updated - 2406 pet form sent - files uploaded	\$51.00

**Total Hours 15:30:**

**Total Hourly Pay \$25.50/hour**

**\$395.25**

Date	Unit	Start	End	Time	Painting	

**Total Hours 0:00:**

**Total Painting \$35/hour**

**\$0.00**

Date	Unit	Start	End	Time	Reimbursement	
02/04	2305				dryer vent hose from Karls	\$6.37

**Total Reimbursement**

**\$6.37**

Date	Unit	Start	End	Time	Commission	
2/14/25	2406				\$200 per new lease - HOPE LEWANDOWSKI, MICHAEL STEINLICHT	\$200.00
					\$200 per new lease	
					\$200 per new lease	
					\$200 per new lease	

**Total Commissions**

**\$200.00**

**Parkside Place Total Hours Amount:** \$395.25  
**Parkside Place Total Painting Amount:** \$0.00  
**Parkside Place Total Reimbursements:** \$6.37  
**Parkside Place Total Commissions:** \$200.00  
**Parkside Place Subtotal:** \$601.62  
**Parkside Place Sales Tax (6.2%):** \$37.30  
**Parkside Place Total Paycheck Amount:** \$638.92



**Alexis Burbach**  
**2025**

From: 15-Feb  
To: 28-Feb

**PAID**  
70021

**Parkside Place**

Invoice #: 2003  
Invoice Date: 2/28/2025  
Due Date: 3/1/2025

Date	Unit	Start	End	Time	Scope of Work	
2/14		5:00 PM	5:15 PM	0:15:	memos handed out for balances owed	\$6.37
2/17	2203	3:15 PM	3:45 PM	0:30:	pick up dryer vent hose for parkside from walmart	\$12.75
2/18	2203	11:00	11:45	0:45:	switch out new dryer vent hose/installed - pick up inspection sheet	\$19.13
2/19		2:00 PM	2:45 PM	0:45:	walk building, any garbage pick up - inspection from 2305	\$19.13
2/21		10:30	11:30	1:00:	showing cole and gf - garage walk through - 2306 for fridge temp and seal	\$25.50
2/27		11:00	12:00	1:00:	pick up garbage - package for 2411 - quick peak at 2406	\$25.50
2/27		1:15 PM	3:15 PM	2:00:	move out inspections on 2309 hung up screen & 2406 - walk building - 2405	\$51.00
2/28		10:00	11:30	1:30:	move in folders in unit 2309, 2406 - remote battery in - fridge sill in place - lib	\$38.25
2/28		1:00 PM	2:15 PM	1:15:	move in 2406 and 2309 - clean 2306 AC unit - cameras for large mud chunk	\$31.88

**Total Hours 9:00:**

**Total Hourly Pay \$25.50/hour \$229.50**

Date	Unit	Start	End	Time	Painting	

**Total Hours 0:00:**

**Total Painting \$35/hour \$0.00**

Date	Unit	Start	End	Time	Reimbursement	
2/17	2203				new dryer vent hose - walmart	\$11.49

**Total Reimbursement \$11.49**

Date	Unit	Start	End	Time	Commission	
					\$200 per new lease	
					\$200 per new lease	
					\$200 per new lease	
					\$200 per new lease	

**Total Commissions \$0.00**

**Parkside Place Total Hours Amount: \$229.50**  
**Parkside Place Total Painting Amount: \$0.00**  
**Parkside Place Total Reimbursements: \$11.49**  
**Parkside Place Total Commissions: \$0.00**  
**Parkside Place Subtotal: \$240.99**  
**Parkside Place Sales Tax (6.2%): \$14.94**  
**Parkside Place Total Paycheck Amount: \$255.93**

**PARKSIDE PLACE, LLC**  
DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20026

02/28/25

\$1,755.00\*\*\*

TO THE ORDER OF \*\*\*\*\* ONE THOUSAND SEVEN HUNDRED FIFTY FIVE AND 00/100 DOLLARS

JESSE CRAIG  
1405 1ST AVE N  
FARGO, ND 58102

**NON-NEGOTIABLE**

## PARKSIDE PLACE

Invoice #: 6002  
Invoice Date: 2/28/2025  
Due Date: 03/01/25

Please make checks payable to Jesse Craig no later than 03/01/25

**PARKSIDE PLACE, LLC**  
DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20025

02/28/25

TO THE ORDER OF \*\*\*\*\* FOUR THOUSAND TWO HUNDRED SEVENTY FIVE AND 13/100 DOLLARS \$4,275.13\*\*\*

CP BUSINESS MANAGEMENT  
PO BOX 9379  
FARGO, ND 58106  
701-237-3369, 58106

**NON-NEGOTIABLE**

MEMO: :PostAPTemplate

20525

# CP Business Management

## Parkside Place

2025

From: 1-Feb  
To: 28-Feb

Invoice #: 2002  
Invoice Date: 2/28/2025  
Due Date: 03/01/25

Gross Collected Rents			Total
5%	Management Fee Collected Funds	\$40,259.19	\$2,012.96
Total Management Fee			\$40,259.19 \$2,012.96
Offsite Office			Total
7010	Off Site Office Rent		\$1,312.50
7030	Off Site Office Utilities		\$205.11
7040	Off Site Office Supplies		\$214.56
Total Offsite Office			\$1,732.17
Other Collected Income			Total
5800	late fee		\$42.00
Total Other Collected Income			\$42.00
Miscellaneous			
8004	Misc Manager		\$200.00
8005	Misc Prof.		\$250.00
7057	Software Fee		\$38.00
Total Miscellaneous			\$488.00
Total Management Fee			\$2,012.96
Total Offsite Office			\$1,732.17
Total Other Collected Income			\$42.00
Total Miscellaneous			\$488.00
Parkside Place Total			\$4,275.13

Please make checks payable to CP Business Management no later than 3/1/2025



**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20029

TO THE  
ORDER OF

\*\*\*\*\*

TWO HUNDRED SIXTY TWO AND 50/100 DOLLARS

02/28/25

\$262.50\*\*\*\*\*

LIBBY BURGARDT  
311 OAK STREET  
BRANDT, SD 57218

**NON-NEGOTIABLE**

Libby Burghardt

JANUARY PARKSIDE PAINTING

1/17: 11-4:30pm paint hallways

=4.5@\$35

= \*\*\*\*\*\$157.50\*\*\*\*\*

PAID  
20029

FEBRUARY PAINTING

Parkside

2/27: 3:15-4:45 walk over to parkside from generations, fill 14 holes/paint , window sill repair, mud,sand,prep,texture, deprep 2309 (1.5)

6-7 primer at building sat for too long, won't mix when shook, drove to generations for primer (no primer), drove to office to check for primer, went to ruins and found stir sticks, back to parkside to prime window sills 2309 (1)

2/28: 10:30-11 finish painting/clean up 2309 (.5)

=3@\$35

= \*\*\*\*\*\$105.00\*\*\*\*\*

**PARKSIDE PLACE, LLC**

DEBTOR IN POSSESSION - CASE #25-30003  
PO BOX 9379  
FARGO, ND 58106

STARION FINANCIAL  
2754 Brandt Dr S  
FARGO, ND 58104

20028

TO THE  
ORDER OF

\*\*\*\*\*

02/28/25

TWO THOUSAND NINE HUNDRED TWENTY TWO AND 06/100 DOLLARS

\$2,922.06\*\*\*

WMU WATERTOWN MUNICIPAL UTILITIES  
901 FOURTH AVE SW  
WATERTOWN, SD 57201

**NON-NEGOTIABLE**

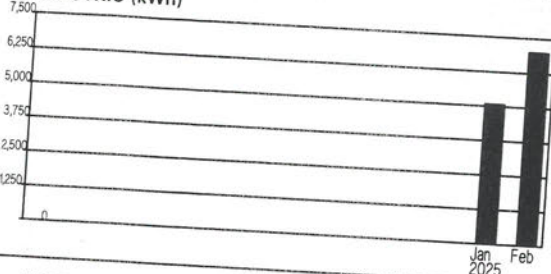


PAID  
20028

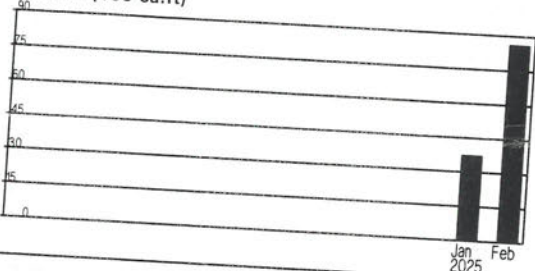
Meter Number	Head Dates		Billing Days	Code	Meter Readings		Multiplier	Usage	Units	Power factor
	Present	Previous			Present	Previous				
ELECTRIC: 0000030986	02/24/2025	01/22/2025	33	MR	65158	58158	1	7000	kwh	
ELECTRIC: 0000030986	02/24/2025	01/22/2025	33	MR	16051		1	16.05	kw	
WATER: 0200555043	02/24/2025	01/22/2025	33	MR	02815	02729	1	86	ccf	
GAS: 0104951134	02/24/2025	01/22/2025	33	MR	11579	11192	1.119	433	ccf	

### YOUR MONTHLY USAGE

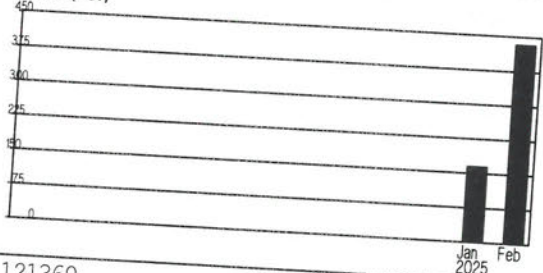
ELECTRIC (kWh)



WATER (100 cu.ft)



GAS (ccf)



### PREVIOUS BALANCE

PAYMENT 02/10/2025  
BALANCE FORWARD

2,275.21  
-2,275.21  
0.00

### ELECTRIC SERVICE

Electric Customer Charge  
Electric Energy  
Electric State Tax  
Electric City Tax  
TOTAL ELECTRIC CHARGES

19.75  
553.00  
24.06  
11.46

### GAS SERVICE

Gas Customer Charge  
Gas Consumption  
Gas State Tax  
Gas City Tax  
TOTAL GAS CHARGES

608.27  
17.00  
275.85  
12.30  
5.86

### WATER SERVICE

Water Customer Charge  
Water Consumption  
Water Private Fire Service  
TOTAL WATER CHARGES

311.01  
38.06  
362.40  
43.26

### SEWER SERVICE

Sewer Customer Charge  
Sewer Multiple Use  
TOTAL SEWER CHARGES

40.61  
1,421.35  
1,461.96

### CURRENT CHARGES

TOTAL AMOUNT DUE

\$2,824.96

\$2,824.96

121360

Bill Type  
REGULAR

Account Type

Bill Date

03/01/2025

Due Date

03/10/2025

Amount Due

2,824.96

Late Amount

2,966.21

### MESSAGES:

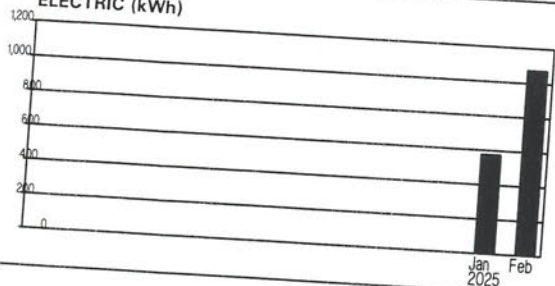
Watertown Municipal Utilities would like to remind customers to please keep their gas meter, regulator, and areas around fire hydrants clear of snow and ice for proper operation in emergencies!

Meter Number	Read Dates		Billing Days	Code	Meter Readings		Multiplier	Usage	Units	Power factor
	Present	Previous			Present	Previous				
ELECTRIC: 0000049020	02/19/2025	01/21/2025	29	MR	19978	18905	1	1073	kWh	

8 2 ST NE 2403

## YOUR MONTHLY USAGE

ELECTRIC (kWh)



PREVIOUS BALANCE

PAYMENT 02/10/2025

BALANCE FORWARD

58.49

-58.49

0.00

ELECTRIC SERVICE

Electric Customer Charge

Electric Energy

Electric State Tax

Electric City Tax

TOTAL ELECTRIC CHARGES

13.10

78.33

3.84

1.83

97.10

CURRENT CHARGES

TOTAL AMOUNT DUE

\$97.10

\$97.10

tenant  
Bill-  
added to  
ledger ✓

121360

Bill Type  
REGULAR

Account Type

Bill Date

03/01/2025

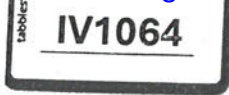
Due Date

03/10/2025

Amount Due  
97.10Late Amount  
101.96

MESSAGES: Watertown Municipal Utilities would like to remind customers to please keep their gas meter, regulator, and areas around fire hydrants clear of snow and ice for proper operation in emergencies!

CODINGTON COUNTY TREASURER  
Official Real Estate Tax Notice  
14 FIRST AVENUE S.E. \* WATERTOWN, SD 57201  
(605) 882-6285



2024 - 12152

2024 TAXES DUE AND PAYABLE IN 2025

Record#: 9358

**Legal:** Sch: 14-4 S/T/R: Acres/Lots: .00  
WATERTOWN CITY PARKSIDE PLACE ADD  
PARKSIDE PLACE ADD  
8 2 ST NE

**Taxes In  
Name Of**

PARKSIDE PLACE LLC  
%JESSE CRAIG  
1405 1 AVE N  
FARGO ND 58102

First Half	20,711.62
Second Half	20,711.62
<b>TOTAL</b>	<b>41,423.24</b>

Taxes Totalling \$50.00 or less must be paid in full by April 30th.  
Please see reverse side for important information.

TAXING DISTRICT	ASSESSED VALUE	TAXABLE VALUE	TAX PER \$1,000	TOTAL
COUNTY TAX	67,568	65,136	2.525	164.48
WATERTOWN SCHOOL Non-Ag	67,568	65,136	9.478	617.36
WATERTOWN CITY	67,568	65,136	1.691	110.14
EAST DAKOTA WATER	67,568	65,136	0.020	1.30
TAX INCREMENT 12 NA	67,568	2,955,371	13.714	40,529.96

*JE = 2/15/25  
\$ 3,950.00*

NA: 41423.24

**TOTAL:** 41,423.24

\* Indicates a local decision to opt out of the Tax Freeze. If the local vote to increase taxes had not passed, your taxes would not have included the items marked with an asterisk (\*).

Please detach stubs and return with your payment

CODINGTON  
Record #  
9358

**-FIRST PAYMENT-**  
PARKSIDE PLACE LLC

TAX BILL NO.	AMOUNT DUE
2024- 12152	20,711.62
DELINQUENT AFTER APRIL 30th	

Please detach stubs and return with your payment

CODINGTON  
Record #  
9358

**-SECOND PAYMENT-**  
PARKSIDE PLACE LLC

TAX BILL NO.	AMOUNT DUE
2024- 12152	20,711.62
DELINQUENT AFTER OCTOBER 31st	